



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request sketch plat review of lot line adjustment between two existing parcels to create two new Tracts, and to grant easements as shown hereon.		

APPLICATION INFORMATION		
Applicant: 7B Building and Development / VIA Real Estate		Phone: 432-661-4489
Address: 13105 Dover		Email: ssnelson@7bdev.com
City: Lubbock	State: TX	Zip: 79424
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:		List all owners: Martinez Property Holdings, LLC
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lot 1; Tract 112-A-2	Block: 2	UPC Code: 101406143919141619
Subdivision/Addition: Douglas MacArthur Subdivision;	MRGCD Map No.: 32	UPC Code: 101406144020141618
Zone Atlas Page(s): F-14-Z	Existing Zoning: MX-M	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 1.4319
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 5307 4th Street NW	Between: 4th Street NW	and: Douglas MacArthur Road NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 12/07/2021			
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:			Date:		
			Project #		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

☒ SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? N/A if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - ☒ Zone Atlas map with the entire site clearly outlined and labeled
 - ☒ Letter describing, explaining, and justifying the request
 - ☒ Scale drawing of the proposed subdivision plat
 - ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- _____ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - _____ Zone Atlas map with the entire site clearly outlined and labeled
 - _____ Proposed Final Plat
 - _____ Design elevations & cross sections of perimeter walls
 - _____ Copy of recorded IIA
 - _____ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - _____ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

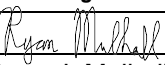

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- _____ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - _____ Zone Atlas map with the entire site clearly outlined and labeled
 - _____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - _____ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - _____ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
 - _____ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
 - _____ Sidewalk Exhibit and/or cross sections of proposed streets
 - _____ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - _____ Proposed Infrastructure List, if applicable
 - _____ Required notice with content per IDO Section 14-16-6-4(K)
 - _____ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - _____ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
 - _____ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - _____ DXF file and hard copy of final plat data for AGIS submitted and approved

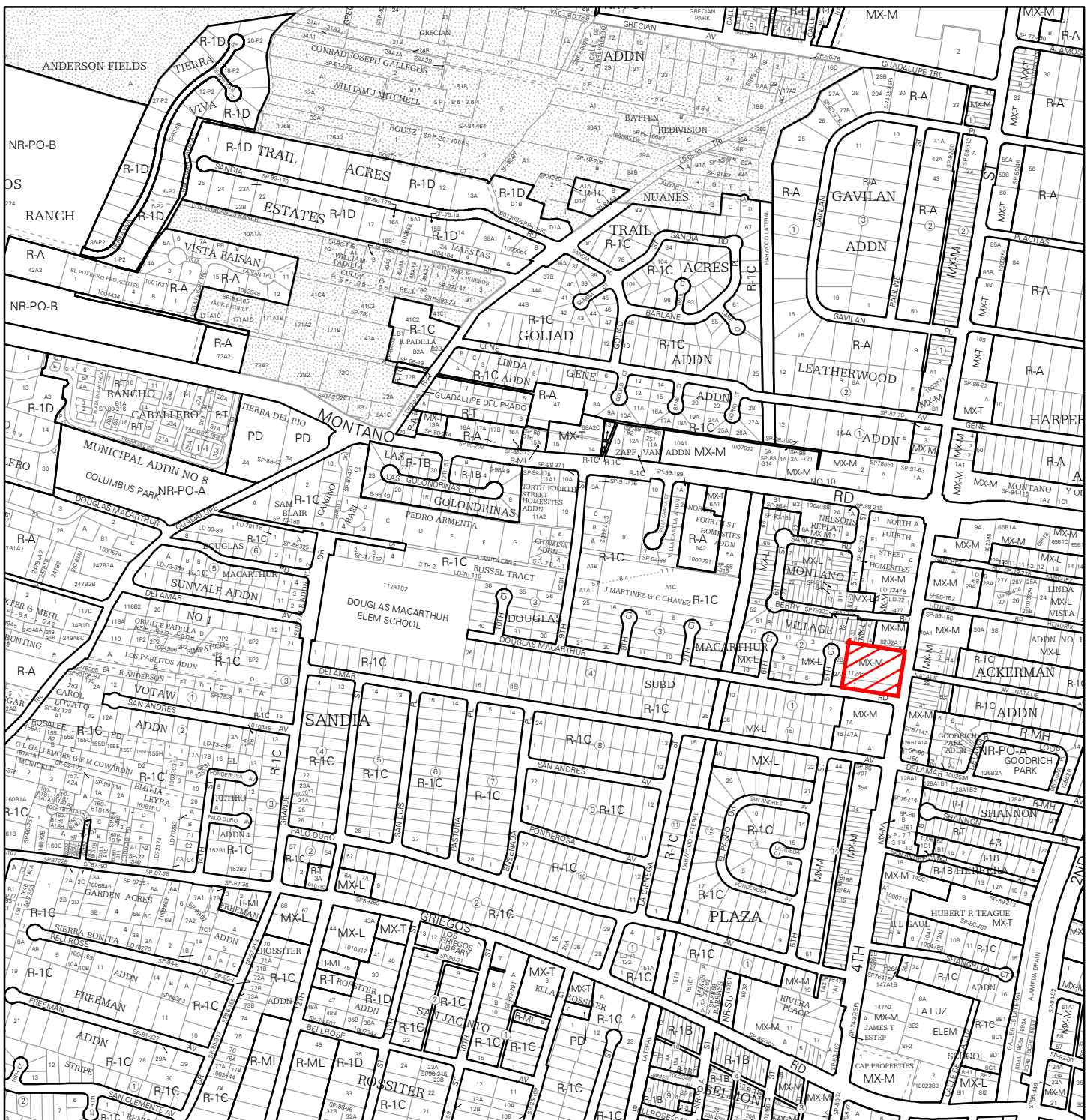
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- _____ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - _____ Zone Atlas map with the entire site clearly outlined and labeled
 - _____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - _____ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
 - _____ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
 - _____ Infrastructure List, if applicable

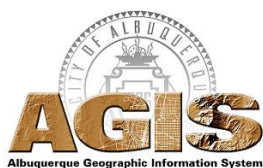
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.		
Signature: 		Date: 12/07/2021
Printed Name: Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Project Number:		
Case Numbers		
-		
-		
Staff Signature:		
Date:		

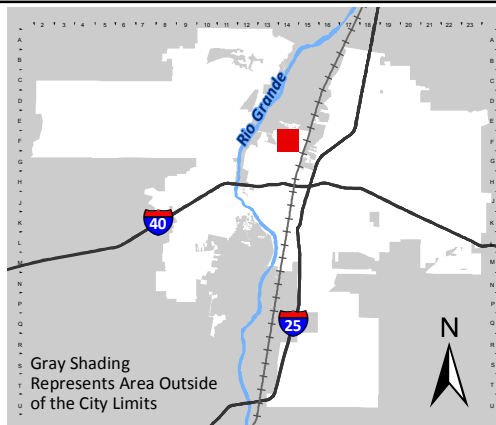


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-14-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

December 7, 2021

Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Tracts A and B of Champion 4th Street, being comprised of Lot 1, Block 2 of Douglas MacArthur Subdivision and Tract 112-A-2, M.R.G.C.D. Map 32

Members of the Board:

Cartesian Surveys is acting as an agent for 7B Building and Development / VIA Real Estate and requests sketch plat review of our plat to take two existing parcels, being Lot 1, Block 2 of Douglas MacArthur Subdivision and Tract 112-A-2, M.R.G.C.D. Map 32, and modify their internal lot lines to create two new parcels by subdivision. The property is located at 5307 4th Street NW on the NW corner of 4th Street NW and Douglas MacArthur Road NW. The property is currently zoned as MX-M (Mixed Use – Moderate Intensity).

Thank you for your time and consideration,
Ryan J. Mulhall

Purpose of the Plat
- Adjust the lot line between
the two existing tracts.
- To grant easements.

Detail A

Easement Notes

- EXISTING 10' RIGHT OF WAY EASEMENT TO THE CITY OF ALBUQUERQUE, FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY, STORM DRAIN, WATER AND UTILITY LINES (11/25/1953, BK. D261, PG. 461, DOC. NO. 6535)
- EXISTING 7' P.U.E (02/14/1997, BK. 97C, PG. 102, DOC. NO. 97033963) THE PORTION SHOWN AS THE EASEMENT IS LIMITED TO AERIAL EASEMENT HIGHER THAN 15 FEET.
- EXISTING 10' UTILITY EASEMENT (03/09/1971, BK. B5, PG. 114)

Line Table		
Line #	Direction	Length (ft)
L1	N 09°23'05" E	4.20'

Sketch Plat for
Tracts A and B
Champion 4th Street
Being Comprised of
Lot 1, Block 2
Douglas MacArthur Subdivision
and Tract 112-A-2
M.R.G.C.D Map 32
City of Albuquerque
Bernalillo County, New Mexico
December 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (03/09/1971, B5-114)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (04/03/1997, 97C-102)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (03/16/2020, DOC. NO. 2020024265)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (09/17/1946, D-112)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	ACS MONUMENT "DOUGLAS"
▭	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
—○—	CHAINLINK FENCE
□	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
—	ANCHOR
⌈	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	ELECTRIC CABINET
⊞	SIGNAL BOX
⊞	UTILITY PEDESTAL
⊞	GAS METER
⊞	TELEPHONE MANHOLE
⊞	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	ROOF DRAIN
⊞	SANITARY SEWER MANHOLE
⊞	SAS CLEANOUT
⊞	STORM DRAIN MANHOLE
⊞	STORM DRAIN INLET
⊞	SIGN
↕	INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
.....	LOT LINE ELIMINATED WITH THIS PLAT

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=463384.228
Y=458852.17
Z=4975.078
G-G=0.999682452
MAPPING ANGLE=00°13'52.53"

